

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON: <u>AVEY FARM</u>				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: <u>East side of Alt. U.S. 40 near Kline's Mill</u>				
CITY OR TOWN: <u>Benevola</u>				
STATE <u>Maryland</u>		COUNTY: <u>Washington</u>		
3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Pork <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____
4. OWNER OF PROPERTY				
OWNER'S NAME: <u>Mr. C. E. Kline</u>				
STREET AND NUMBER: <u>15200 Hannans Way</u>				
CITY OR TOWN: <u>Rockville</u>		STATE: <u>Maryland</u>		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: <u>Washington County Court House</u>				
STREET AND NUMBER: <u>West Washington Street</u>				
CITY OR TOWN: <u>Hagerstown</u>		STATE: <u>Maryland</u>		
Title Reference of Current Deed (Book & Pg. #): <u>186/176</u>				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: <u>Maryland Historical Trust Survey #2023</u>				
DATE OF SURVEY: <u>Summer, 1967</u> <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: <u>Maryland Historical Trust</u>				
STREET AND NUMBER: <u>2525 Riva Road</u>				
CITY OR TOWN: <u>Annapolis</u>		STATE: <u>Maryland</u>		

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This Washington County farmhouse is located on the east side of Alternate Route 40 at Kline's Mill near Benevola. It faces south toward the Little Beaver Creek which flows to the southwest beyond a small meadow.

The house is a three-bay, two-story stone dwelling with a two-story stone and frame el projecting from the west end of its north side. It is trimmed in black and white.

The walls are constructed of roughly coursed local fieldstone. More finely coursed stone work is evident in the east wall of the rear projection. Decorative work associated with the walls consists of flat stone arches over the first floor windows of the main section and the second story and attic openings at the gable ends. A date stone is set into a small brick-lined arch in the east gable.

Windows are located on all sides of the house except for the north gable end of the projection. All window sashes, which appear to date from recent restoration work, contain nine-over-nine panes, and are sympathetic with the original design of the house. Small four-light openings are present at the attic level. Openings into the basement are partially concealed by the grade level. On all windows the framing is plain. Windows of the first story are longer than those of the second floor and are flanked with paneled shutters. The shorter second story openings have louvered shutters.

The doors are simple in design with plain molding. The main entrance is situated in the center bay of the facade and is topped with a narrow transom. Other doors are located at the rear of the house opposite the main entrance and in the south bay of the west gable end. A door to the basement is located in the west bay of the facade. Doors are located in each side of the projecting el.

None of the three porches now present appears to be original. A narrow shed roof entrance porch shields the front door. It is supported by square wooden posts resting on high stone foundations. Another porch, four bays in length extends along most of the west side of the house. It, too, is supported by wooden posts with chamfered edges. The owner of the property has stated that the porches and the frame second story of the wing were added by his father ca. 1910.

The gable roof appears to date from the early 20th century. It is covered with modern grey shingles and overhangs the ends of the structure by several inches. The cornice which is probably contemporary with the roof consists of a rather broad band of molding.

Chimneys are located inside the east gable end and outside the north gable end of the wing. The flue attached to the el appears to be modern.

The date stone in the east gable end of the house indicates that it was built in 1791. The initials AVS appear above the date. During the 18th and early 19th centuries, the property belonged to a family by the name of Eavey (also spelled Avey and Evey). The letters AVS have been explained as designating the name Avey. The property contains 144.80 acres and is used for agriculture. The house is in excellent condition, having been restored in 1966 by the present owner who consulted with Ted Englehardt of Silver Spring, Maryland.

Located on this property, between the house and Alternate Route 40 is the 64 mile stone of the National Road.

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☒ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) date stone 1791 AVS

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | lasaphy | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input checked="" type="checkbox"/> Transportation | (mile stone on property) |

STATEMENT OF SIGNIFICANCE

The major significance of this house is its architecture. It provides a documented and well maintained example of an 18th century building, few of which remain in Washington County. Although the porches and roof of the structure are not original, the exterior fabric of the building does remain essentially intact, leaving a record of late 18th century vernacular building technique.

This dwelling may be termed "vernacular" since its construction does not conform to any particular design or style. The house does not appear to have been built with great aesthetic striving, but rather, for the primary purpose of providing shelter. The result is a dwelling of a form which was functional for the 18th century, with decorative work present only in the flat stone arches over the windows.

The Eavey family, who emigrated from Holland, owned land in Washington County at an early date. A tract called "Avey's Delight and Resurvey" containing 450 acres, was granted to John Avey on August 19, 1751. In June of 1769, he was granted another tract, "Avey's Good Luck" which contained 453 acres.¹ Deed records indicate that the house is probably situated on one of these two tracts. The Kline family acquired the property in 1845.

Another significant feature of this property is the presence of the National Road milestone, located between the house and Route 40A. Although several of these markers remain between Boonsboro and Hagerstown, the 64th milestone is prominently placed and easily seen from the road. Also near the dwelling is the stone arch bridge which carries traffic across the Little Beaver Creek. The undated bridge is considered in form WA-II-042. The house, milestone and bridge located on this property provide a valuable record of several aspects of Washington County's early life.

¹Thomas J. Scharf, History of Western Maryland, Regional Publishing Co., Baltimore, Md., p. 928.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hagerstown Daily Mail, August, 1966.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 144.80 acres

Acreage Justification:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE: Paula Stoner Dickey, Consultant	
ORGANIZATION Washington County Historic Sites Survey	DATE November, 1973
STREET AND NUMBER: Court House Annex	
CITY OR TOWN: Hagerstown	STATE Maryland

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

SEE INSTRUCTIONS

WA-11-041 -- Deed Records

Liber 186, Folio 176, July 3, 1930

Grantor: Omer T. Kaylor, Trustee

Grantees: Stanley P. F. Kline & Julia C. Kline (tenants)

Liber 186, Folio 175, July 3, 1930

Grantors: Julia C. Kline and Stanley P. F. Kline

Grantee: Omer T. Kaylor

Liber 186, Folio 174, July 3, 1930

Grantor: Stanley P. F. Kline, Executor for deceased Charles H. Kline

Grantee: Julia C. Kline

Liber 106, Folio 48, November 13, 1896

Grantors: George Kline and Nancy Kline

Grantee: Charles Kline

Liber I.N.1, Folio 191, April 14, 1845

Grantors: Samuel Newcomer and Sarah Newcomer

Grantee: George Kline

\$6,009. The property included parts of "Resurvey of Scotch Lott," "Resurvey on Eavey's Delight" and "Eavey's Good Luck." Parts of "Stull's Forest" and "Wife's Portion" were also included 85 and 3/4 acres.

a deed records at the Washington County Court House do not show a continuous chain of title from the Eavey family to the Newcomer ownership. In 1814 a land transaction occurred from Henry Avey to Christian Avey which included 170 acres, part of "Resurvey on Avey's Delight" (Liber Z, Folio 520). Other land exchanges among members of the Avey family took place in 1814, involving parts of "Avey's Good Luck" and the "Resurvey on Stull's Forest."







